

**HONORABLE CITY PLANNING COMMISSION
CINCINNATI, OHIO**

May 19, 2006

SUBJECT:

A report and recommendation on a proposed zone change at 3346 River Road from the existing Residential Mix (RMX) District to a Manufacturing Limited (ML) District use in the neighborhood of Riverside.

GENERAL INFORMATION:

Current Owner and Petitioner: Greg Carl Franco
5180 Foley Road
Cincinnati, Ohio 45238

Request: A rezoning of the property at 3346 River Road (HCAP, Bk. 156, Pg. 57, Par. 46) from the existing Residential Mix (RMX) District to a Manufacturing Limited (ML) District is to allow the property to be used as a small woodworking shop.

Staff Conference: The Department of Community Development and Planning staff held a conference on this request on Thursday April 20, 2006.

Findings: The property at 3346 River Road contains a vacant commercial structure that at one time was an auto dealership. The property is .198 acres (8,627.02 square feet) in size and was previously zoned General Business (B-4) prior to 2004 before being rezoned RMX. The owner intends to renovate the property and operate a woodworking shop.

The surrounding land uses are primary single-family owner occupied properties. On the north side along Hillside Avenue and opposite the subject property is a multi-family apartment building. These properties are zoned RMX. On the south side of River Road is the former Conrail property. This property has a zone designation of ML along the River Road frontage and is otherwise zoned Manufacturing General (MG).

Community Response:

- The Riverside Civic and Welfare Club is the community council for the Riverside neighborhood and supports the zone change. The community supports the zone change because:
 1. An eyesore property in a visible location will be renovated,
 2. The nature of the shop is unique in the region,
 3. The use will be an asset to the community and
 4. The property is small; the possibility of it being reused for manufacturing/industrial use of significance is remote.

Plans:

- Riverside Strategic Community Plan dated, March 1, 2002, states in its Goals and Objectives (page 10), improve physical image and marketability by decreasing neglected properties and attract responsible, market-driven, consumer-based neighborhood oriented development.

Zoning Code Review: The proposed Manufacturing Limited (ML) District would permit a custom woodworking business. The Zoning Code classifies a woodworking business as Production Industry Artisan use that is defined in Section 1401-01-P18 (a) as: *An establishment primarily engaged in on-site production of goods by hand manufacturing, involving the use of tools and small-scale equipment.*

It should be noted that the proposed ML zone would also permit a variety of land uses as listed in Schedule 1413-05 of the Cincinnati Zoning Code. Uses permitted may include but are not limited to; financial institutions, food markets, vehicle sales and rental, parking facilities, eating and drinking establishments, garden supply and offices. These uses are mostly associated with larger parcels of land and other similar businesses.

CONCLUSIONS:

1. The proposed use of the property would allow for the renovation and reuse of a vacant commercially designed building in a highly visible location in compliance with the Riverside Strategic Community Plan.
2. The property is small in size and its reuse by a high impact manufacturing limited activity is remote.
3. The Riverside Civic and Welfare Club is in support of the proposed change in zoning.

RECOMMENDATION:

The staff of the Department of Community Development and Planning recommends that the City Planning Commission take the following action:

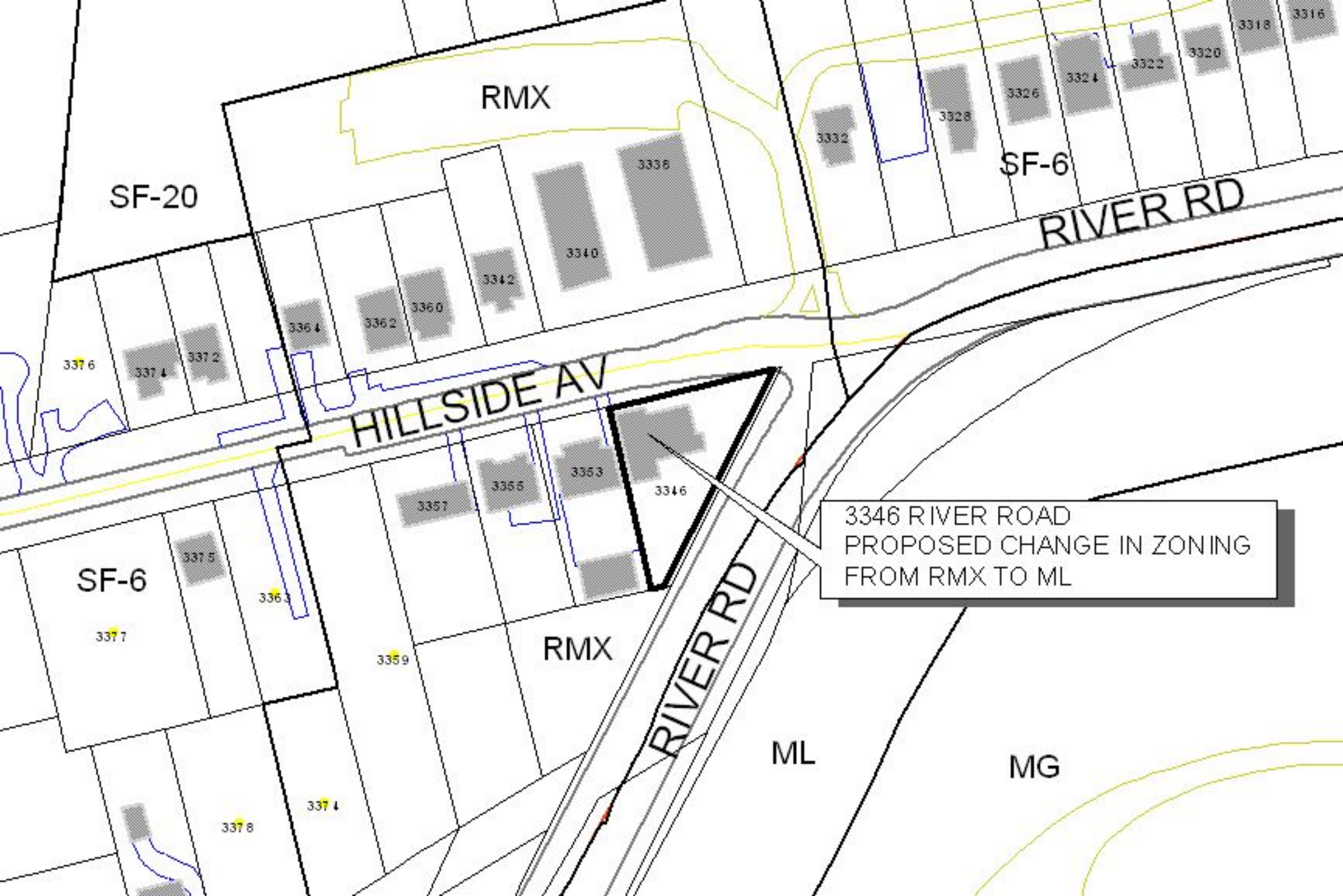
“Approve a change in zoning at 3346 River Road from Residential Mix (RMX) District to Manufacturing Limited (ML).”

Respectfully Submitted:

Stephen C. Briggs
Senior City Planner

Approved:

Margaret A. Wuerstle, AICP
Chief Planner



RMX

SF-20

SF-6

RIVER RD

HILLSIDE AV

SF-6

RMX

ML

MG

3346 RIVER ROAD
PROPOSED CHANGE IN ZONING
FROM RMX TO ML